

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

ISBA# 04132 Jordan, Oliver & Walters, P.C.
Winterset, Iowa

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER
TAX PAID 20
STAMP #
\$ 143.20
Michelle Utsler
RECORDER
7-17-96 *Madison*
DATE COUNTY

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

COMPUTER
RECORDED
COMPARED

FILED NO. 177
BOOK 61 PAGE 236
96 JUL 17 PM 4:06

MICHELLE UTSLER
RECORDER
4501 50th Street Winterset, IA 50150
Phone

Preparer Information JERROLD B. OLIVER P.O. BOX 230 WINTERSSET IA 50150
Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of NINETY THOUSAND AND NO/100
Dollar(s) and other valuable consideration,
JOHN B. AND JANE M. REED, HUSBAND AND WIFE

do hereby Convey to
DAVID M. NICHOLL AND KATHY D. NICHOLL, FORMERLY KNOWN AS KATHY D.
KLINE, Husband and Wife

the following described real estate in MADISON County, Iowa:
Lot Thirty-seven (37) of Honors Second Addition to the City of
Winterset, Madison County, Iowa.

This deed is given in satisfaction of a real estate contract
recorded in Book 58, Page 742 of the Recorder's Office of Madison
County, Iowa.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is Free and Clear of all Liens and Encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA

Dated: 7-11-96

MADISON COUNTY, ss:
On this 11 day of July,
19 96, before me, the undersigned, a Notary
Public in and for said State, personally appeared
JOHN B. AND JANE M. REED

John B. Reed
JOHN B. REED (Grantor)

Jane M. Reed
JANE M. REED (Grantor)

to me known to be the identical persons named in
and who executed the foregoing instrument and
acknowledged that they executed the same as their
voluntary act and deed.

(Grantor)

Ruby Patterson

Notary Public

(Grantor)

(This form of acknowledgment for individual grantor(s) only)

RUBY PATTERSON
MY COMMISSION EXPIRES
5/25/98